

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	WINTER SPRINGS DUNKIN - PD MAJOR AMENDMENT	PROJ #: 24-20500011
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	9/09/24	
RELATED NAMES:	Z2024-019	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	24-21-30-519-0000-0030	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT FOR A QUICK SERVICE RESTAURANT ON 0.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF RED BUG LAKE RD AND DODD RD	
NO OF ACRES	0.51	
BCC DISTRICT	2: ZEMBOWER	
LOCATION	ON THE NORTHEAST CORNER OF RED BUG LAKE RD AND DODD RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRIAN FORSTER 100 S ORANGE AVE STE 200 ORLANDO FL 32801 (407) 270-7800 BFORSTER@LANDDESIGN.COM	N/A	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlit/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
4.	Planning and Development	The Final Development Plan should contain all items contained within LDC Sec. 30.8.5.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8_SPZODI_S30.8.5PDPLDE including required/proposed open space, general buffer/landscaping requirements, proposed/required setbacks (also dimensioned on sheet), building height, FAR calculation, and utility service suppliers.	Unresolved
5.	Planning and Development	Please provide bicycle parking in compliance with LDC Sec. 30.11.7.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST PD applications should minimize transportation impacts through design elements, which can be inclusive of pedestrian or bicycle infrastructure exceeding the minimum standards and pedestrian-oriented architectural design.	Unresolved
6.	Planning and Development	Parking required is considered Food and Beverage which is 5 spaces per 1,000 square feet. Please amend site data table and plans accordingly. Please also list dimensions of each parking stall size in site data table.	Unresolved
7.	Planning and Development	This property is located within the Tract 2 of the North Parcel in the Zom Red Bug Lake Road PD.	Info Only
8.	Planning and Development	Please provide linear dimensions for all property lines.	Unresolved
9.	Planning and Development	Prior to staff scheduling the required public hearings associated with the Major PD Amendment, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.3.5 Community Meeting Procedure. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT3AD_S30.3.5COMEPR	Unresolved

10.	Public Works - County Surveyor	The provided survey certification is incorrect, FAC 5j-17 has not used minimum technical standards for over 10 years, please review 5j-17 for acceptable certification. Other than that I have no objections to the boundary survey or the plan.	Unresolved
11.	Public Works - Engineering	Staff has concerns with the Queueing of the drive thru. Based on the Traffic impact analysis there may be 9 vehicles in the drive thru. Staff feels that this may be light based on the Peak our traffic shown. Please leave 24' per vehicle. Staff believes that this will be well into the main drive aisle and will block traffic to the remaining site. Please clearly show the available queueing.	Unresolved
12.	Public Works - Impact Analysis	The Traffic Impact Analysis is accepted.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Phone	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7388	Approved
Building Division	Tony Coleman	@seminolecountyfl.gov	407-665-	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Environmental-Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	No Review Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Addressing	Tiffany Owens	towens@seminolecountyfl.gov	407-665-	No Review Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	Review Complete Recommend Approval
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/14/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Raymond Phillips, Jim Potter

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org